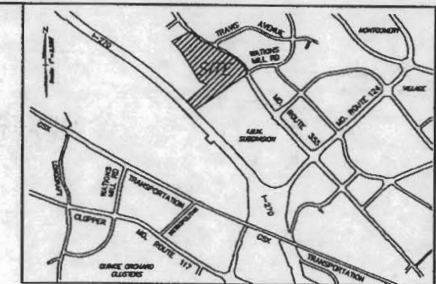


PARCELS 360, 563 AND N455  
GAITHERSBURG, MARYLAND  
SCHEMATIC DEVELOPMENT PLAN



VICINITY MAP  
1" = 2000'

TITLE	SHEET NO.
COVER SHEET	1
SCHEMATIC DEVELOPMENT PLAN	2
SCHEMATIC DEVELOPMENT PLAN	3
NOTES AND DETAILS	4
BOUNDARY SURVEY	5
LANDSCAPE AND LIGHTING PLAN	6
LANDSCAPE AND LIGHTING PLAN	7
PRELIMINARY FOREST CONSERVATION PLAN	8
NRI/FSD	9

General Notes

- The boundary survey for the property was prepared by Rodgers Consulting, Inc.
- Topography was prepared aerially by Photographic Data Services, Inc. (March, 2005).
- Existing contour interval = 2'.
- This site is zoned I-1. Proposed zoning: MXD.
- Water and Sewer: 12" and 18" sewer.
- Maximum building height: allowed by sewer.
- Designations, total number, location, size and use of buildings are subject to final site plan approval.
- Buildings as shown are for illustrative purposes. Actual building footprints will vary based on specific uses, but will be within the building envelope shown. The allocation of building square footage will be subject to final site plan. Building square footage can be adjusted or allocated from building envelope to building envelope, as long as the cumulative total is not exceeded.
- The 50' wide Schematic Development Plan supercedes all 100' A 200' scale plans.
- Limits of clearing and grading and landscaped open spaces as represented herein are preliminary and subject to modification at final site plan.
- 11.075 F.A.R. Maximum allowed. (10.09 Phase 1; 0.935 Phase 2)
12. Site area:  
Total: 18.9 ac.  
P-360: 18.9 ac.  
N-455: 0.4 ac.  
Total site: 19.3 ac.
13. 40% of the residential area and 25% of the urban core area to be provided for green space.
14. Building sizes and uses:  
Phase 1:  
1. Restaurant (Class A):  
A: 4,000 s.f.  
B: 8,000 s.f.  
C: 7,500 s.f.  
D: 7,500 s.f.  
Total: 27,000 s.f.  
2. Mixed Use Bank Office:  
A: 4,500 s.f.  
B: 7,500 s.f.  
Total: 12,000 s.f.  
7. Mixed Use Retail:  
A: 5,500 s.f.  
B: 6,000 s.f.  
C: 5,000 s.f.  
D: 4,500 s.f.  
E: 5,000 s.f.  
F: 5,000 s.f.  
G: 5,000 s.f.  
H: 5,000 s.f.  
Total: 44,000 s.f.  
1. Elderly Day Care:  
Q: 7,500 s.f.  
1. Storage:  
P: 4,200 s.f.  
1. Club House:  
club house: 3,500 s.f.  
18. Residential Integral Fit:  
Int: 5-20  
2. Cottage Unit:  
Int: 1-2  
1. Condo Bldg:  
A: 110 D.U.  
B: 110 D.U.  
C: 110 D.U.  
D: 110 D.U.  
Phase 2:  
2. Mixed Use Bank Office:  
K: 17,000 s.f.  
L: 3,000 s.f.  
Total: 20,000 s.f.  
1. Hotel:  
K: 205 Guest Rooms  
1. Service Station Retail:  
N: 4,000 s.f.
15. Restaurants use can be up to 15% of Gross Square Footage of Building core area with standards applied in other proportionate with MXD zoning. Restaurants use above 15% is subject to parking requirements of the City Zoning Ordinance.
16. All site development to meet ADA requirements.



PENGAD-Bayonne, N. J.  
**JOINT EXHIBIT #50**  
SDP-05-003

REVISION	DATE	REVISION	DATE	REVISION	DATE
REVISED DRAFT TO REFLECT CONCEPT	12-14-05				
1.0000 Falls Road, Suite 100					
Potomac, Maryland 20854					
Ph.: (301) 299-2099					
Fax: (301) 299-2033					
Contact: Mr. Peter J. Henry					

COVER SHEET

**RODGERS CONSULTING**  
Rodgers Consulting, Inc.  
19847 Century Blvd., Suite 200  
Gaithersburg, MD 20878  
301.948.4700  
301.948.6156 (fax)  
301.253.6609  
www.rodgers.com

BASE DATA	BY	DATE
DESIGNED	PIP	5-05
DRAWN	PIP	5-05
REVIEWED	GU	5-05
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

PARCELS 360, 563 AND N455

City of Gaithersburg  
9th Election District  
Montgomery County, Maryland

SCALE: 1" = 200'
JOB No. 776A
DATE: MAY, 2005
SHEET No. 1 of 9



PRELIMINARY NOT FOR CONSTRUCTION



LEGEND

- |                                |                        |
|--------------------------------|------------------------|
| EXISTING TOPOGRAPHY            | EXISTING TREE LINE     |
| WETLANDS                       | PROPOSED TREE LINE     |
| WETLANDS BUFFER                | PROPOSED WATER         |
| 100 YEAR FLOODPLAIN            | PROPOSED SEWER         |
| FLOODPLAIN RESERVATION         | PROPOSED STORM DRAIN   |
| STREAM VALLEY BUFFER           | BUILDING ENVELOPE      |
| PROPOSED PAVEMENT              | BLOCK LABEL            |
| PROPOSED DEDICATION BY OTHERS  | ENTRANCE SIGN          |
| PROPOSED SIDEWALK              | ENTRANCE MONUMENT/SIGN |
| RETAINING WALL                 | DUMPSTER               |
| LIMITS OF PHASE 2 CONSTRUCTION |                        |

REVISION	DATE	REVISION	DATE	REVISION	DATE
REVIEWED FOR CITY-OWNERS REVIEW	01/05/06				

Owner/Developer  
BP Realty Investments, LLC  
10000 Falls Road, Suite 100  
Potsdam, Maryland 20854  
Ph: (301) 299-2099  
Fax: (301) 299-2033  
Contact: Mr. Peter J. Henry

SCHEMATIC DEVELOPMENT PLAN

**RODGERS CONSULTING**  
Enhancing the value of land assets

Rodgers Consulting, Inc.  
19647 Century Blvd., Suite 200  
Germantown, MD 20874  
301.948.4700  
301.948.6256 (fax)  
301.253.6609  
www.rodgers.com

BASE DATA	BY	DATE
DESIGNED	MP	5-02
DRAWN	MP	5-02
CHECKED	GU	5-02
RODGERS CONTACT		
RELEASE FOR		
BY	DATE	

PARCELS 360, 563 AND N455

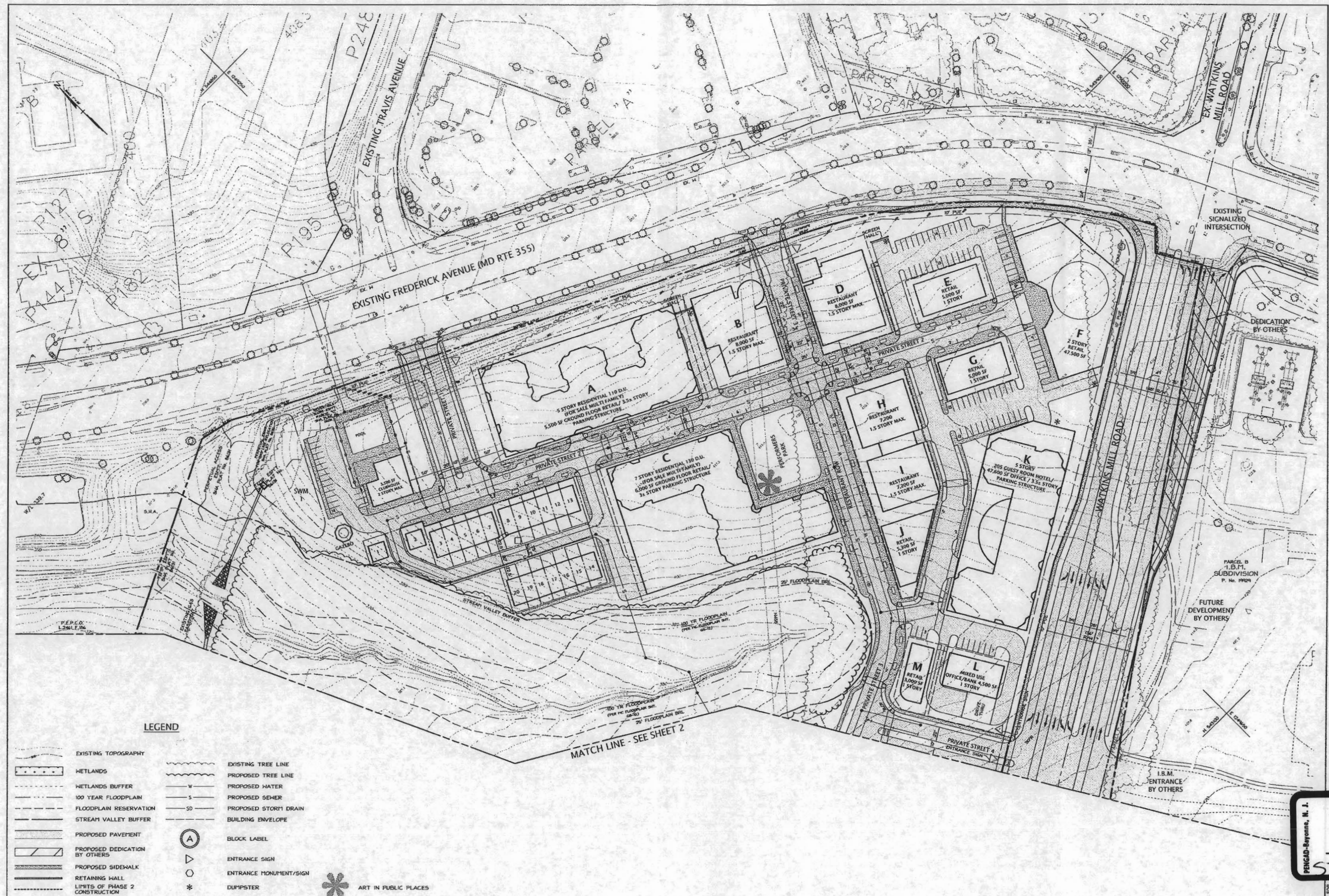
City of Gaithersburg  
9th Election District  
Montgomery County, Maryland

**JOINT EXHIBIT #51**  
SDP-05-003

SCALE: 1" = 50'  
JOB No. 776A  
DATE: MAY, 2005  
SHEET No. 2 of 9

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# LEGEND

EXISTING TOPOGRAPHY	EXISTING TREE LINE
WETLANDS	PROPOSED TREE LINE
WETLANDS BUFFER	PROPOSED WATER
100 YEAR FLOODPLAIN	PROPOSED SEWER
FLOODPLAIN RESERVATION	PROPOSED STORM DRAIN
STREAM VALLEY BUFFER	BUILDING ENVELOPE
PROPOSED PAVEMENT	BLOCK LABEL
PROPOSED DEDICATION BY OTHERS	ENTRANCE SIGN
PROPOSED SIDEWALK	ENTRANCE MONUMENT/SIGN
RETAINING WALL	DUMPSTER
LIMITS OF PHASE 2 CONSTRUCTION	ART IN PUBLIC PLACES

REVISION	DATE	REVISION	DATE	REVISION	DATE
DESIGNED FOR CITY WORK SESSION	01/09/09				

Owner/Developer  
BP Realty Investments, LLC  
10000 Falls Road, Suite 100  
Potomac, Maryland 20854  
Ph: (301) 299-2099  
Fax: (301) 299-2033  
Contact: Mr. Peter J. Henry

## SCHEMATIC DEVELOPMENT PLAN

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301.948.4700  
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DATE	BY	DATE
DESIGNED	PIP	5-02
DRAWN	PIP	5-02
REVIEWED	GUJ	5-02
RODGERS CONTACT:		
RELEASE FOR		
BY:	DATE:	

## PARCELS 360, 563 AND N455

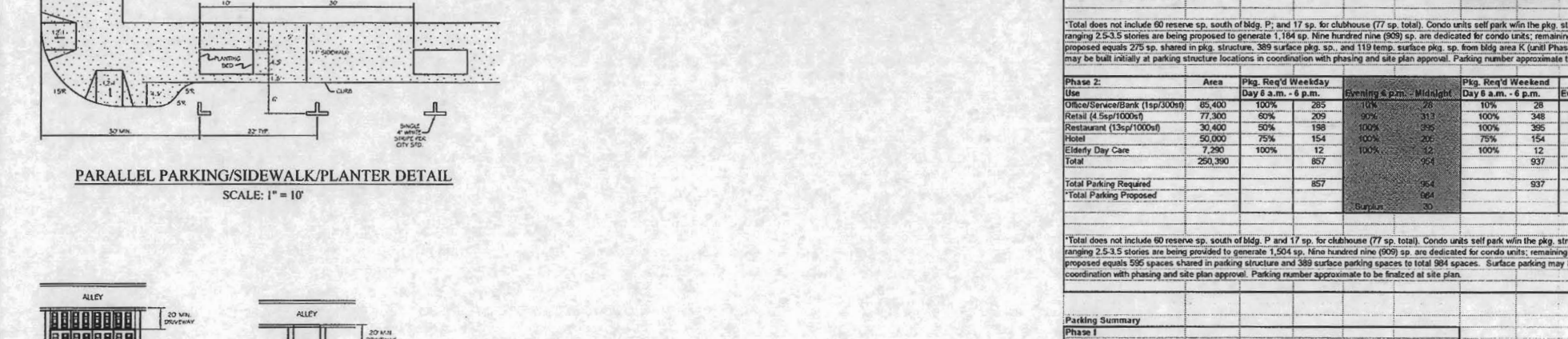
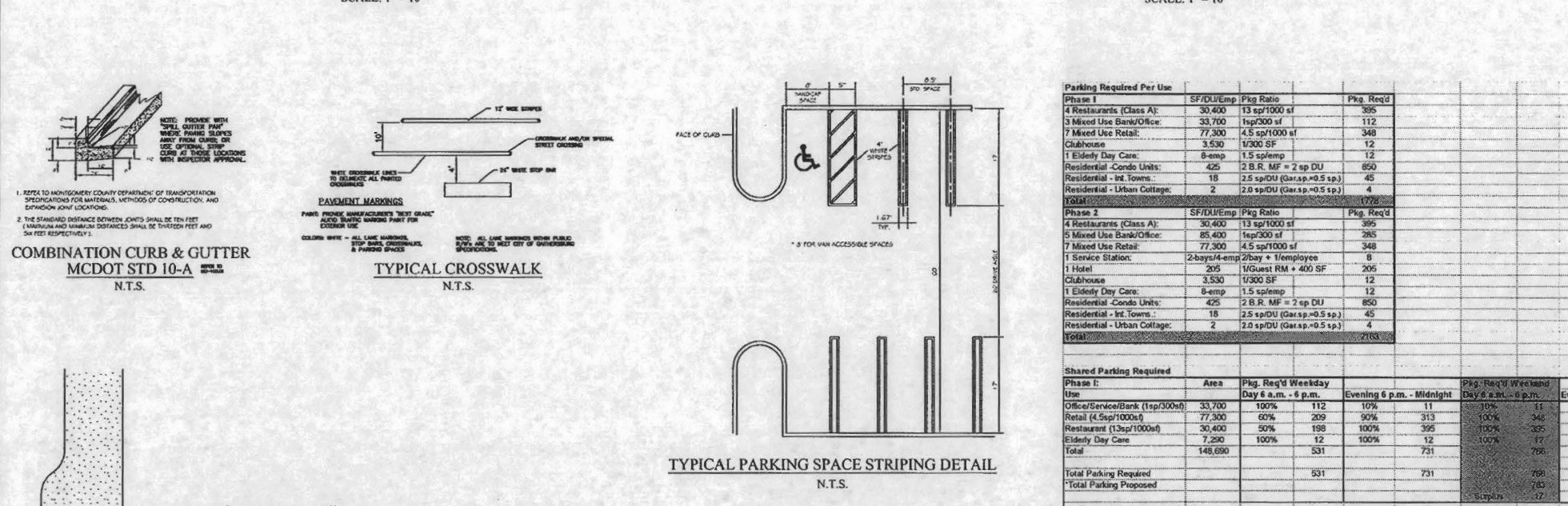
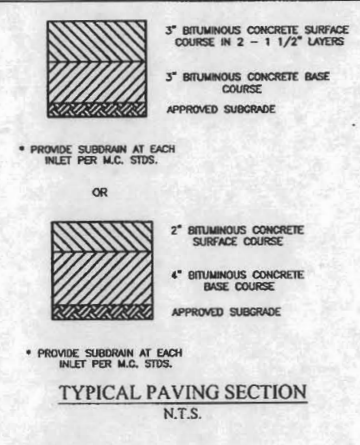
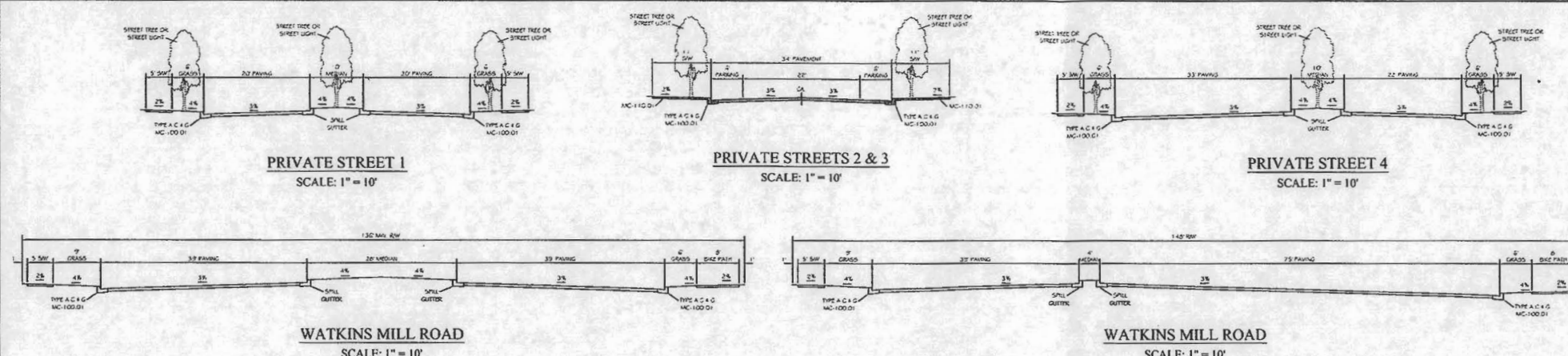
City of Gaithersburg  
9th Election District  
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No. 776A
DATE: MAY, 2005
SHEET No. 3 of 4

**JOINT EXHIBIT #52**  
SDP-05-003

PRELIMINARY NOT FOR CONSTRUCTION





REVISION	DATE	REVISION	DATE	REVISION	DATE
REVISED FOR CITY WORK SESSION	01-04-06				

<b>TOWNHOUSE W/INTERGAR REAR LOADED GARAGE</b> 18 UNITS PARKING REQUIRED: 2.5 UNIT = 45 REQ. PARKING PROVIDED: 34 UNIT 1 GARAGE PER UNIT: 9 2 DRIVEWAYS PER UNIT: 36 TOTAL PROVIDED: 45	<b>COTTAGES</b> 2 UNITS PARKING REQUIRED: 24 UNIT = 2 REQ. PARKING PROVIDED: 24 UNIT 2 GARAGE PER UNIT: 4 TOTAL PROVIDED: 4 PROV.
---	--

Phase 1	SF/DU/EMP	Pkg Ratio	Pkg. Req'd
4 Restaurants (Class A):	30,400	13 sp/1000 sf	395
5 Mixed Use Bank/Office:	33,700	1sp/300 sf	112
7 Mixed Use Retail:	77,300	4.5 sp/1000 sf	348
Clubhouse:	3,530	1/300 SF	12
1 Elderly Day Care:	8-emp	1.5 sp/emp	12
Residential - Condo Units:	425	2 B.R. 1B.F. = 2 sp DU	850
Residential - Int. Towns:	18	2.5 sp/DU (Gar.sp.=0.5 sp.)	45
Residential - Urban Cottage:	2	2.0 sp/DU (Gar.sp.=0.5 sp.)	4
<b>Total</b>			<b>1776</b>

Phase 2	SF/DU/EMP	Pkg Ratio	Pkg. Req'd
4 Restaurants (Class A):	30,400	13 sp/1000 sf	395
5 Mixed Use Bank/Office:	33,700	1sp/300 sf	112
7 Mixed Use Retail:	77,300	4.5 sp/1000 sf	348
Clubhouse:	3,530	1/300 SF	12
1 Elderly Day Care:	8-emp	1.5 sp/emp	12
Residential - Condo Units:	425	2 B.R. 1B.F. = 2 sp DU	850
Residential - Int. Towns:	18	2.5 sp/DU (Gar.sp.=0.5 sp.)	45
Residential - Urban Cottage:	2	2.0 sp/DU (Gar.sp.=0.5 sp.)	4
<b>Total</b>			<b>2103</b>

Shared Parking Required	Area	Pkg. Req'd Weekday	Pkg. Req'd Weekend	Pkg. Req'd Night Time
Use		Day 6 a.m. - 6 p.m.	Evening 6 p.m. - Midnight	Midnight - 6 a.m.
Office/Service/Bank (1sp/300sf)	33,700	100% 112	10% 11	50% 6
Retail (4.5sp/1000sf)	77,300	60% 209	90% 313	70% 243
Restaurant (13sp/1000sf)	30,400	50% 158	100% 395	100% 395
Elderly Day Care	7,290	100% 12	100% 12	100% 12
<b>Total</b>	<b>148,690</b>	<b>531</b>	<b>731</b>	<b>75</b>
<b>Total Parking Required</b>		<b>531</b>	<b>731</b>	<b>75</b>
<b>*Total Parking Proposed</b>			<b>731</b>	<b>75</b>

Phase 2:	Area	Pkg. Req'd Weekday	Pkg. Req'd Weekend	Pkg. Req'd Night Time
Use		Day 6 a.m. - 6 p.m.	Evening 6 p.m. - Midnight	Midnight - 6 a.m.
Office/Service/Bank (1sp/300sf)	33,700	100% 112	10% 11	50% 6
Retail (4.5sp/1000sf)	77,300	60% 209	90% 313	70% 243
Restaurant (13sp/1000sf)	30,400	50% 158	100% 395	100% 395
Elderly Day Care	7,290	100% 12	100% 12	100% 12
<b>Total</b>	<b>250,390</b>	<b>857</b>	<b>937</b>	<b>237</b>
<b>Total Parking Required</b>		<b>857</b>	<b>937</b>	<b>237</b>
<b>*Total Parking Proposed</b>			<b>937</b>	<b>237</b>

Phase 1	Pkg. Req'd	Pkg. Prop.	Surplus
Residential Condo/Town/Cottage:	899	958	59
Shared Parking (Weekend 6 a.m.-6 p.m.):	766	783	17
<b>Sub Total:</b>	<b>1,665</b>	<b>1,741</b>	<b>76</b>
Reserved Spaces (South of bldg. P):		60	60
Clubhouse	12	17	5
<b>Total:</b>	<b>1,687</b>	<b>1,818</b>	<b>141</b>

Phase 2	Pkg. Req'd	Pkg. Prop.	Surplus
Residential Condo/Town/Cottage:	899	958	59
Shared Parking (Evening 6 p.m.-Midnight):	964	984	20
<b>Sub Total:</b>	<b>1,863</b>	<b>1,942</b>	<b>79</b>
Reserved Spaces (South of bldg. P):		60	60
Clubhouse	12	17	5
<b>Total:</b>	<b>1,885</b>	<b>2,026</b>	<b>141</b>

Phase 1	Pkg. Req'd	Pkg. Prop.	Surplus
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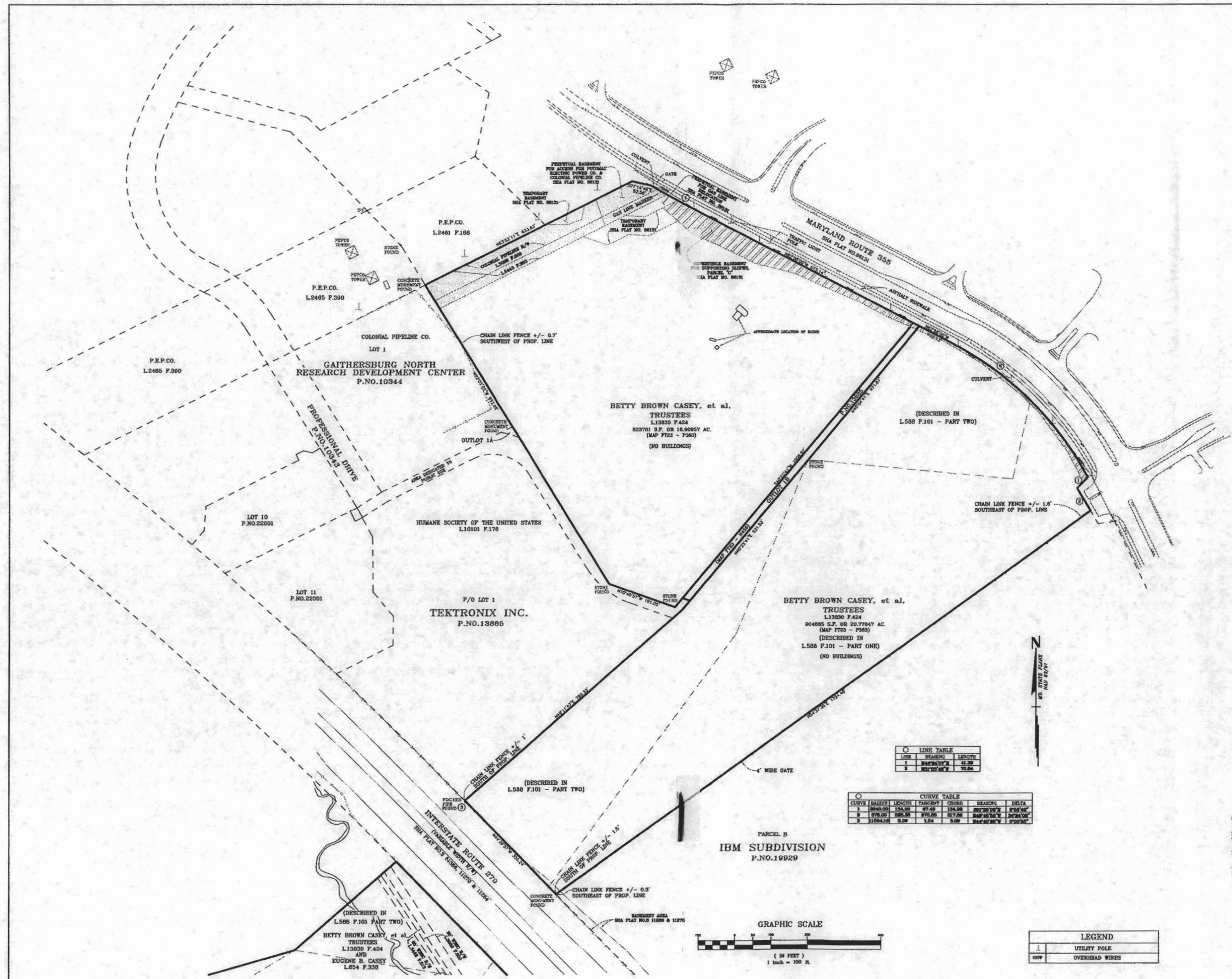
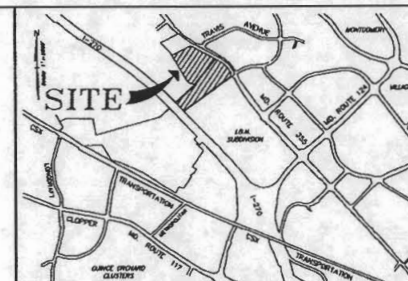
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Shared Parking (Evening 6 p.m.-Midnight):	964	984	20
<b>Sub Total:</b>	<b>1,863</b>	<b>1,942</b>	<b>79</b>
Reserved Spaces (South of bldg. P):		60	60
Clubhouse	12	17	5
<b>Total:</b>	<b>1,885</b>	<b>2,026</b>	<b>141</b>

- PAVING NOTES:**
- THE FIRST OR INTERMEDIATE SURFACE COURSE MUST BE PLACED AS SOON AS FIELD CONDITIONS ALLOW AFTER THE BITUMINOUS CONCRETE BASE HAS BEEN PLACED. NO TRAFFIC ALLOWED ON BASE COURSE UNTIL FIRST SURFACE COURSE HAS BEEN PLACED.
- SUBGRADE NOTES:**
- MATERIAL USED IN THE TOP 12 INCHES OF SUBGRADE IN CUTS AND FILLS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:  
LIQUID LIMIT NOT TO EXCEED 40  
PLASTICITY INDEX NOT TO EXCEED 12  
THE MAXIMUM DRY WEIGHT OF THE MATERIAL SHALL NOT BE LESS THAN 105 POUNDS PER CUBIC FOOT AND SHALL BE COMPACTED TO NOT LESS THAN 100% OF THE MAXIMUM DENSITY EXCEPT FOR SIDEWALKS WHICH SHALL BE COMPACTED TO NOT LESS THAN 90% OF THE MAXIMUM DENSITY.
  - MATERIAL USED BELOW THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 90% OF THE MAXIMUM DENSITY.
- STORM DRAIN NOTES:**
- ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LATEST EDITION OF THE GENERAL SPECIFICATIONS OF MARYLAND STATE HIGHWAY ADMINISTRATION AND MONTGOMERY COUNTY.
  - FOR TYPES OF STRUCTURES, REFER TO THE STANDARD STORM DRAINAGE DETAILS OF THE W.S.S.C. MARYLAND STATE HIGHWAY ADMINISTRATION AND MONTGOMERY COUNTY, UNLESS OTHERWISE NOTED.
  - WHERE THE DROP ON THE MAIN LINE THROUGH A STRUCTURE CAN BE ACCOMMODATED BY AN INVERT SLOPE OF 1/2" ON FLAT, A ROUNDED CHANNEL SHALL BE BUILT TO THE CROWN OF THE PIPES.
  - INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTHS OF THE MAINS BY LOCATING TEST PITS BY HAND AT ALL UTILITY CROSSINGS, WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE CITY OF GAITHERSBURG DEPARTMENT OF TRANSPORTATION AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
  - CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
  - CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION AT 206-0445 FOUR (4) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ADVANCE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.
  - ALL INLETS SHALL BE PROVIDED WITH WEED HOLES AND FOUNDATION DRAINAGE MATERIALS PER M.C. STD.
  - WHERE ANY PART OF THE STORM DRAIN SYSTEM IS LOCATED IN FILL SECTION, PROVIDE SUFFICIENT FILL MATERIAL CONNECTED TO USE AROUND 1-48 INCHES FROM ORIGINAL UNDISTURBED GROUND UP TO STRUCTURE BOTTOM BASE AND PIPE BEDDING.
  - ELEVATIONS SHOWN ON PROFILES ARE AT PIPE INVERTS, UNLESS OTHERWISE NOTED.
  - GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
  - ALL STANDARD STORM DRAINAGE STRUCTURES ARE SUBJECT TO MODIFICATION BY THE FIELD INSPECTOR TO MEET FIELD REQUIREMENTS.
  - CONTRACTOR SHALL NOTIFY MESS UTILITY (1-800-257-7777), 48 HOURS IN ADVANCE OF ANY EXCAVATION.
  - THE PRIVATE STORM DRAIN SYSTEMS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- PUBLIC PAVING NOTES:**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH MD S.H.A., M.C. OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS.
  - CONNECTIONS BETWEEN EXISTING PAVING SECTIONS AND REPLACEMENT/NEW PAVING SECTIONS SHALL BE CLEAN, VERTICAL JOINTS.
  - ELEVATIONS SHOWN ON THE PLANS ARE FOR PAVEMENT SURFACE/CURB FLOW LINES, UNLESS OTHERWISE NOTED.
  - PAVING SURFACES SHALL BE SMOOTH & AT UNIFORM GRADES WITHOUT DEPRESSIONS THAT TRAP WATER. REFER TO THE SPECIFICATIONS FOR DEFINITIVE REQUIREMENTS.
- PRIVATE PAVING NOTES:**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CONSTRUCTION SPECIFICATIONS OF MARYLAND STATE HIGHWAY ADMINISTRATION AND THE CITY OF GAITHERSBURG.
  - ALL PAVING SPOT ELEVATIONS ARE FOR THE FLOWLINE/SURFACE OF PAVING UNLESS OTHERWISE NOTED.
  - THE PLANS WITHIN THE CONFINES OF THIS PROPERTY ARE PRIVATE AND IS TO BE MAINTAINED BY THE OWNER.
  - THIS PLAN IS TO BE USED FOR FINAL ELEVATIONS AND PAVING ALIGNMENTS.
  - ALL PERMITS, PAVING EDGES AND ISLANDS SHALL BE CURBED.
  - CURBS, GUTTERS, SIDEWALKS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS TO THERE IS NO ACCUMULATION OF SURFACE WATER.
  - ALL PAVING, STORM DRAINAGE, UTILITIES AND IMPROVEMENTS ON THIS PARCEL ARE PRIVATE AND THE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
- CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction**
- The contractor must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The contractor is responsible for compliance with requirements of Chapter 3A of the Montgomery County Code.

**JOINT EXHIBIT #53**  
SDP-05-003

SCALE: AS SHOWN  
JOB NO: 776A  
DATE: MAY, 2005  
SHEET No: 4 of 9





**JOINT  
EXHIBIT**  
#54  
SDP-05-003



PRELIMINARY NOT FOR CONSTRUCTION

- NOTES:
1. LOCATION OF STREET TREES MAY BE SUBJECT TO CHANGE TO AVOID CONFLICT WITH STREET LIGHTING; TREES WILL NOT BE PERMITTED WITHIN 15 FEET OF ANY STREET LIGHT.
  2. TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF:
    - A. 5 FEET FROM WATER BOX
    - B. 5 FEET FROM GAS BOX
    - C. 5 FEET FROM STORM DRAIN INLETS AND MANHOLES
    - D. 10 FEET FROM FIRE HYDRANTS
    - E. 15 FEET FROM STREET LIGHTS
  3. TREES ARE NOT PERMITTED WITHIN LIMIT OF SIGHT. SEE MONTGOMERY COUNTY DESIGN STANDARDS No. MC-700.01, TREE LOCATIONS.



JOINT  
EXHIBIT  
#55  
SDP-05-003

REVISION	DATE	REVISION	DATE	REVISION	DATE	Owner/Developer
REVISED FOR CITY WORKSHEET	01/05/06					BP Realty Investments, LLC
						10000 Falls Road, Suite 100
						Potomac, Maryland 20854
						Ph: (301) 299-2099
						Fax: (301) 299-2033
						Contact: Mr. Peter J. Henry

LANDSCAPE  
AND  
LIGHTING PLAN

**RODGERS**  
CONSULTING  
Enhancing the value of land assets

Rodgers Consulting, Inc.  
19847 Century Blvd., Suite 200  
Germantown, MD 20874  
301-948-4700  
301-948-6756 (fax)  
301-253-6609  
www.rodgers.com

BASE DATA	BY	DATE
DESIGNED	MP	5-05
DRAWN	MP	5-05
REVIEWED	GU	5-05
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

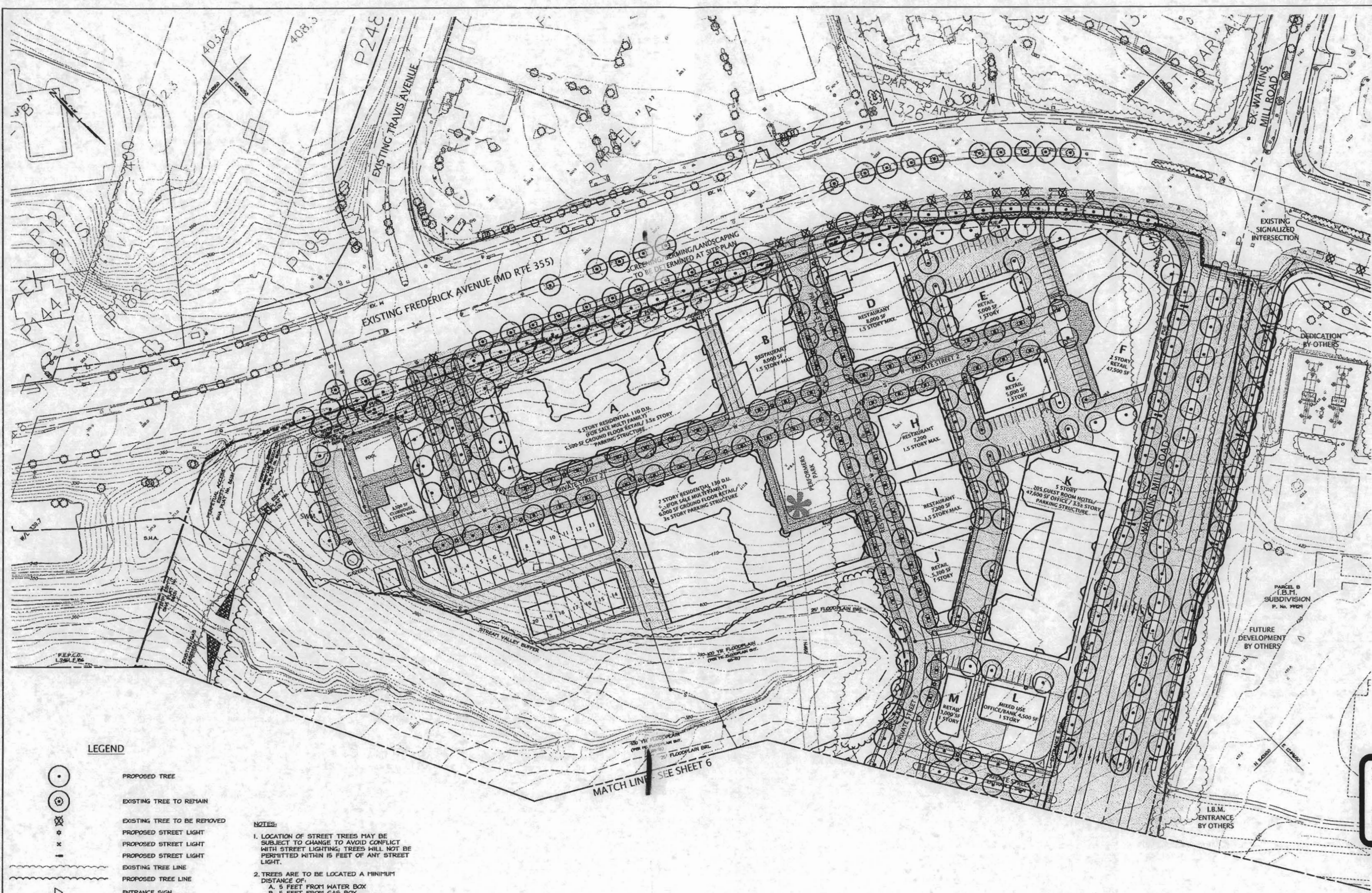
PARCELS 360, 563 AND N455

City of Gaithersburg  
9th Election District  
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No. 776A
DATE: MAY, 2005
SHEET No. 6 of 9



PRELIMINARY NOT FOR CONSTRUCTION



**LEGEND**

- PROPOSED TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING TREE LINE
- PROPOSED TREE LINE
- ENTRANCE SIGN
- ENTRANCE MONUMENT/SIGN
- ART IN PUBLIC PLACES

- NOTES:**
1. LOCATION OF STREET TREES MAY BE SUBJECT TO CHANGE TO AVOID CONFLICT WITH STREET LIGHTING. TREES WILL NOT BE PERMITTED WITHIN 15 FEET OF ANY STREET LIGHT.
  2. TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF:
    - A. 5 FEET FROM WATER BOX
    - B. 5 FEET FROM GAS BOX
    - C. 5 FEET FROM STORM DRAIN INLETS AND MANHOLES
    - D. 10 FEET FROM FIRE HYDRANTS
    - E. 5 FEET FROM STREET LIGHTS
  3. TREES ARE NOT PERMITTED WITHIN LIMIT OF SIGHT. SEE MONTGOMERY COUNTY DESIGN STANDARDS No. MC-700.01, TREE LOCATIONS.

REVISION	DATE	REVISION	DATE	REVISION	DATE
DESIGNED FOR CITY WORKS SECTION	01/05/06				

Owner/Developer  
BP Realty Investments, LLC  
10000 Falls Road, Suite 100  
Potomac, Maryland 20854  
Ph: (301) 299-2099  
Fax: (301) 299-2033  
Contact: Mr. Peter J. Henry

**LANDSCAPE  
AND  
LIGHTING PLAN**

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301.248.6256 (fax)  
301.253.6609  
www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	THP 5-05
DRAWN	TSP 5-05
REVIEWED	GU 5-05
RODGERS CONTACT:	
RELEASE FOR	
BY	DATE

**PARCELS 360, 563 AND N455**

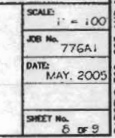
City of Gaithersburg  
9th Election District  
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No. 776A
DATE: MAY, 2005
SHEET No. 7 of 9

PENGAD-Bayonne, N. J.  
**JOINT EXHIBIT**  
#56  
SDP-05-603

PARCELS 360, 563 AND N455 LANDSCAPE AND LIGHTING PLAN





								
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# Property Summary

	Floodplain	Wetland	Forest	Stream Valley Buffer	Total Tract
Casey West	15.29	3.6	76.33	-57.91 28.01*	125.23
Casey East	3.46	0	20.47	-40.09 5.86*	40.12
Total Areas	18.75	3.6	96.8	-98 33.87*	165.35

## Forests

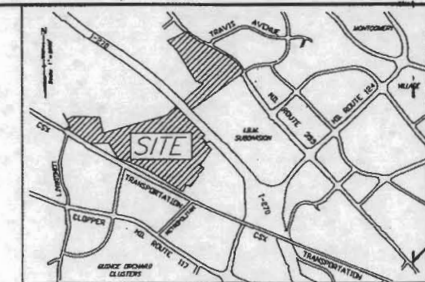
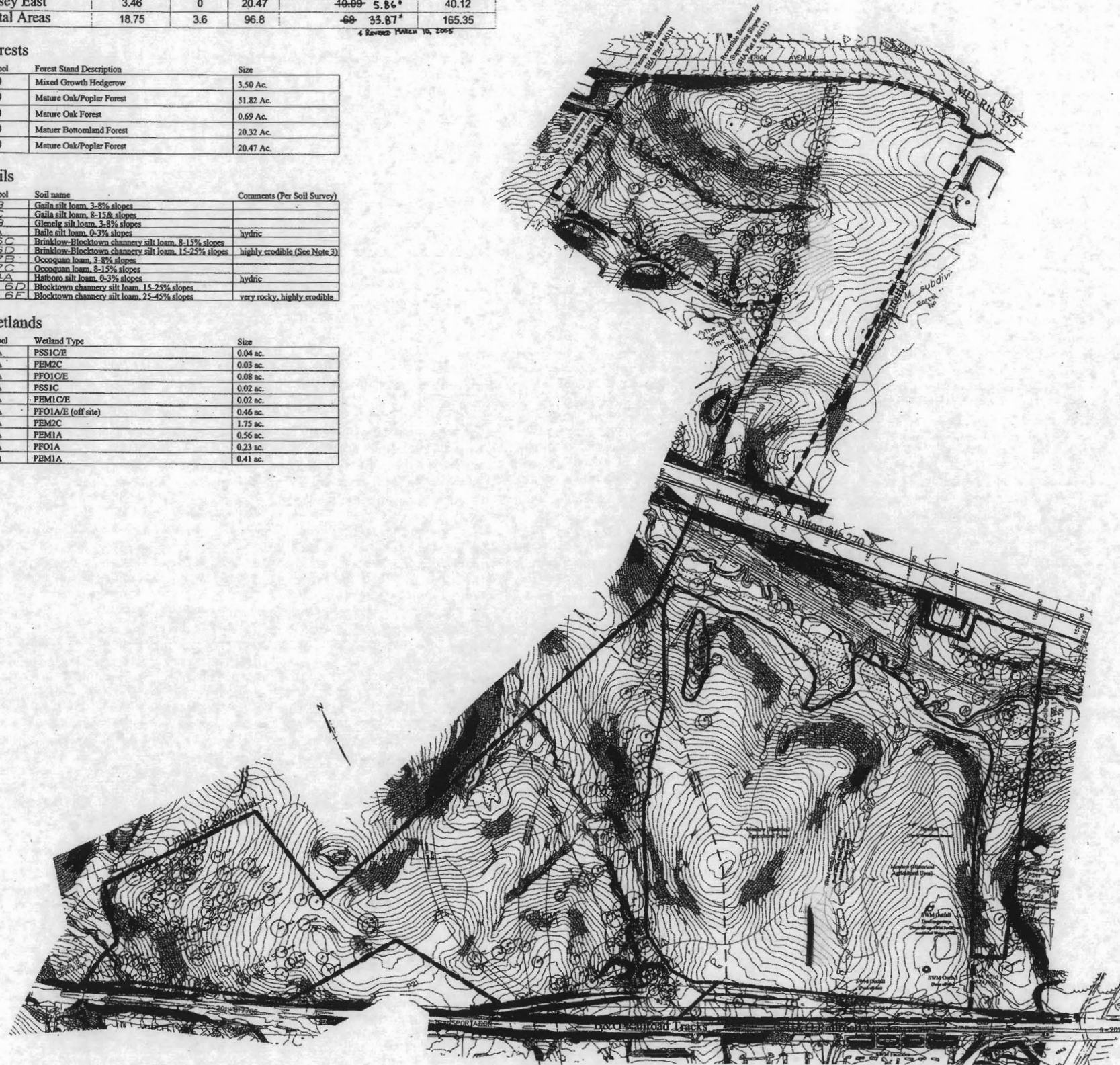
Symbol	Forest Stand Description	Size
①	Mixed Growth Hedgerow	3.50 Ac.
②	Mature Oak/Poplar Forest	51.82 Ac.
③	Mature Oak Forest	0.69 Ac.
④	Mature Bottomland Forest	20.32 Ac.
⑤	Mature Oak/Poplar Forest	20.47 Ac.

## Soils

Symbol	Soil name	Comments (Per Soil Survey)
1B	Gaia silt loam, 3-8% slopes	
1C	Gaia silt loam, 8-15% slopes	
2B	Glendale silt loam, 3-8% slopes	
6A	Baile silt loam, 0-3% slopes	hydric
16C	Brinklow-Blocktown channery silt loam, 8-15% slopes	
16D	Brinklow-Blocktown channery silt loam, 15-25% slopes	highly erodible (See Note 3)
17B	Ocoquan loam, 3-8% slopes	
17C	Ocoquan loam, 8-15% slopes	
54A	Haitboro silt loam, 0-3% slopes	hydric
176D	Blocktown channery silt loam, 15-25% slopes	
176F	Blocktown channery silt loam, 25-45% slopes	very rocky, highly erodible

## Wetlands

Symbol	Wetland Type	Size
△	PSS1C/E	0.04 ac.
△	PEM2C	0.03 ac.
△	PFO1C/E	0.08 ac.
△	PSS1C	0.02 ac.
△	PEM1C/E	0.02 ac.
△	PFO1A/E (off site)	0.46 ac.
△	PEM2C	1.75 ac.
△	PEM1A	0.56 ac.
△	PFO1A	0.23 ac.
△	PEM1A	0.41 ac.



VICINITY MAP  
The Casey Property  
Gaithersburg, MD  
1" = 200'

## Casey Property Natural Resource Inventory/ Forest Stand Delineation

- The subject property is 165.34 Acres and is comprised of Parcels P910, P880, P93, P211 and P94 455 of tax map pages FT 22, FT 23, and FT 13. The subject property is bisected by Interstate 270 creating two areas hereafter referred to as the western area and the eastern area.
- Boundary information was taken from tax map data July, 1997.
- Soils information is taken from Montgomery County Soils Survey, July 1995 issue, Maps 7 & 8. A geo-technical study was conducted for the soils mapped as 16D to determine erodibility. The locations of these test pits are indicated on this plan. The result of this study determined that the 16D soils in this area are not to be considered highly erodible. Please see the geo-technical report dated July 30, 2002 as issued by Hills-Centers Engineering Associates, Inc. for additional information.
- Wetland delineation was confirmed by representatives of Rodgers Consulting, Inc. for use on this map.
- The ultimate 100 year flood plain is taken from FEMA Flood Insurance Rate Maps for the City of Gaithersburg (FEMA, 1982). The subject property contains 5.98 acres of floodplain.
- The topography shown is from an aerial topographic survey completed in 2001 and is shown in 2' contour intervals.
- The location of individual specimen trees is by field survey utilizing a Global Positioning System with sub-meter accuracy.
- Streams on the site are Ute Creek I-P and are part of Great Seneca Creek and its tributaries.
- Existing forest cover = 96.80 Acres.
- Site visits for purposes of conducting this inventory occurred in fall of 2000, Feb. of 2002, and Summer 2004.
- The Stream Valley Buffer depicted on this plan is based on the best available information at this time. Since the limits of the parameters used to define the Stream Valley Buffer are by their very nature dynamic, the buffer is subject to further refinement as additional data becomes available.
- For the City of Gaithersburg's Environmental Standards for Development Regulation, as part of the site plan application, the applicant will conduct a wildlife management plan.
- Existing and adjacent sources of noise includes vehicle traffic traveling on I-270 and rail traffic on the railroad line to the west of the property. For the Environmental Standards for Development Regulation, as part of the site plan application, the applicant will conduct a noise study to determine existing and potential sources of noise and noise abatement recommendations.

## Legend

- Stream Valley Buffer
- Floodplain Delineation
- Floodplain BRL
- Wetlands delineation
- Wetland Buffer (50' City)
- Wetland Area Reference Number
- Forest Stand and Reference Number
- Specimen Tree w/ Critical Root Zone
- Spring/Seep Location
- Soils Lines
- Soil Text Type
- Existing Treeline
- 15-25% Slopes
- Slopes 25% and greater
- Existing Perennial/Intermittent Stream
- Locations of Test Pits for soil erodibility study

- Approval with the following conditions:
- A noise study is required per Section 34 of the Environmental Standards for Development Regulation.
  - A wildlife management plan is required per Section 34 of the Environmental Standards for Development Regulation.
  - A biological stream bank break analysis is required per Section 34 of the Environmental Standards for Development Regulation.
  - Wetland boundaries and associated buffers to be delineated by the U.S. Army Corps of Engineers; a jurisdiction determination (J.D.) request is pending review.

## Qualified Professional Certification

I hereby certify that this plan was prepared to the best of my knowledge and belief in accordance with the Maryland Forest Conservation Law and the City of Gaithersburg's approved and adopted Environmental Standards.

12/10/04  
Date  
Rodgers Consulting, Inc.  
Signature

**JOINT  
EXHIBIT  
#58**

SDP-05-003

Property

Natural Resources Inventory/Forest

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE
1. Revised per City comments (10/20/04)	10/20/04						

Developer:  
BP Realty Investments, LLC  
6723 Whitier Ave., Ste. 306C  
McLean, Virginia 22102  
Attn: Mr. Peter J. Henry

Recertified  
Natural Resources Inventory/  
Forest Stand Delineation

Casey Property

Election District #9  
City of Gaithersburg, Montgomery County, Maryland

**RODGERS  
CONSULTING**  
Enhancing the value of land assets

Rodgers Consulting, Inc.  
19847 Century Blvd., Suite 200  
Gaithersburg, MD 20878  
301.948.4700  
301.948.6256 (fax)  
301.253.6609  
www.rodgers.com

BY	DATE	SCALE: 1"=200'
BASE DATA	DATE	
DESIGNED	DATE	JOB NO. 776-A1
DRAWN	DATE	11/04
REVIEWED	DATE	
RELEASE FOR	DATE	
BY	DATE	SHEET NO. 5 OF 5



Casey East Parking Tabulation

Parking Required Per Use			
Phase 1	SF/DU/Emp	Pkg Ratio	Pkg. Req'd
4 Restaurants (Class A):	30,400	13 sp/1000 sf	395
3 Mixed Use Bank/Office:	33,700	1sp/300 sf	112
7 Mixed Use Retail:	77,300	4.5 sp/1000 sf	348
Clubhouse	3,530	1/300 SF	12
1 Elderly Day Care:	8-emp	1.5 sp/emp	12
Residential -Condo Units:	425	2 B.R. MF = 2 sp DU	850
Residential - Int.Towns.:	18	2.5 sp/DU (Gar.sp.=0.5 sp.)	45
Residential - Urban Cottage:	2	2.0 sp/DU (Gar.sp.=0.5 sp.)	4
Total			1776
Phase 2	SF/DU/Emp	Pkg Ratio	Pkg. Req'd
4 Restaurants (Class A):	30,400	13 sp/1000 sf	395
5 Mixed Use Bank/Office:	85,400	1sp/300 sf	285
7 Mixed Use Retail:	77,300	4.5 sp/1000 sf	348
1 Service Station:	2-bays/4-emp	2/bay + 1/employee	8
1 Hotel	205	1/Guest RM + 400 SF	205
Clubhouse	3,530	1/300 SF	12
1 Elderly Day Care:	8-emp	1.5 sp/emp	12
Residential -Condo Units:	425	2 B.R. MF = 2 sp DU	850
Residential - Int.Towns.:	18	2.5 sp/DU (Gar.sp.=0.5 sp.)	45
Residential - Urban Cottage:	2	2.0 sp/DU (Gar.sp.=0.5 sp.)	4
Total			2163

Shared Parking Required											
Phase I: Use	Area	Pkg. Req'd Weekday Day 6 a.m. - 6 p.m.		Evening 6 p.m. - Midnight		Pkg. Req'd Weekend Day 6 a.m. - 6 p.m.		Evening 6 p.m. - Midnight		Pkg. Req'd Night Time Midnight - 6 a.m.	
Office/Service/Bank (1sp/300sf)	33,700	100%	112	10%	11	10%	11	50%	6	50%	6
Retail (4.5sp/1000sf)	77,300	60%	209	90%	313	100%	348	70%	243	50%	17
Restaurant (13sp/1000sf)	30,400	50%	198	100%	395	100%	395	100%	395	10%	40
Elderly Day Care	7,290	100%	12	100%	12	100%	12	100%	12	100%	12
Total	148,690		531		731		766		656		75
Total Parking Required			531		731		766		656		75
*Total Parking Proposed							783				
Surplus 17											

\*Total does not include 60 reserve sp. south of bldg. P; and 17 sp. for clubhouse (77 sp. total). Condo units self park w/in the pkg. structures for a total of 909 sp. Three pkg. structures ranging 2.5-3.5 stories are being proposed to generate 1,184 sp. Nine hundred nine (909) sp. are dedicated for condo units; remaining 275 sp. to be utilized for shared pkg. Parking proposed equals 275 sp. shared in pkg. structure, 389 surface pkg. sp., and 119 temp. surface pkg. sp. from bldg area K (unitl Phase 2 construction) to total 783 sp. Surface parking may be built initially at parking structure locations in coordination with phasing and site plan approval. Parking number approximate to be finalized at site plan.

Phase 2: Use	Area	Pkg. Req'd Weekday Day 6 a.m. - 6 p.m.		Evening 6 p.m. - Midnight		Pkg. Req'd Weekend Day 6 a.m. - 6 p.m.		Evening 6 p.m. - Midnight		Pkg. Req'd Night Time Midnight - 6 a.m.	
Office/Service/Bank (1sp/300sf)	85,400	100%	285	10%	28	10%	28	50%	14	50%	14
Retail (4.5sp/1000sf)	77,300	60%	209	90%	313	100%	348	70%	243	50%	17
Restaurant (13sp/1000sf)	30,400	50%	198	100%	395	100%	395	100%	395	10%	40
Hotel	50,000	75%	154	100%	205	75%	154	100%	205	75%	154
Elderly Day Care	7,290	100%	12	100%	12	100%	12	100%	12	100%	12
Total	250,390		857		954		937		870		237
Total Parking Required			857		954		937		870		237
*Total Parking Proposed					984						
Surplus 30											

\*Total does not include 60 reserve sp. south of bldg. P and 17 sp. for clubhouse (77 sp. total). Condo units self park w/in the pkg. structures for a total of 909 sp. Four pkg. structures ranging 2.5-3.5 stories are being provided to generate 1,504 sp. Nine hundred nine (909) sp. are dedicated for condo units; remaining 595 sp. to be utilized for shared pkg. Parking proposed equals 595 spaces shared in parking structure and 389 surface parking spaces to total 984 spaces. Surface parking may be built initially at parking structure locations in coordination with phasing and site plan approval. Parking number approximate to be finalized at site plan.

Parking Summary			
Phase 1			
Use	Pkg. Req'd	Pkg. Prop.	Surplus
Residential Condo/Towns/Cottage:	899	958	59
Shared Parking (Weekend 6 a.m.-6 p.m.):	766	783	17
Sub Total:	1,665	1741	76
Reserved Spaces (South of bldg. P):		60	60
Clubhouse	12	17	5
Total	1,677	1818	141
Phase 2			
Use	Pkg. Req'd	Pkg. Prop.	Surplus
Residential Condo/Towns/Cottage:	899	958	59
Service Station:	8	9	1
Shared Parking (Evening 6 p.m.-Midnight):	954	984	30
Sub Total:	1,861	1951	90
Reserved Spaces (South of bldg. P):		60	60
Clubhouse	12	17	5
Total	1,872	2026	156





14. Building sizes and uses:

Phase 1:

4 Restaurants (class A):

<u>Building</u>	<u>Area</u>
B	8,000 s.f.
D	8,000 s.f.
H	7,200 s.f.
I	7,200 s.f.
total:	30,400 s.f.

2 Mixed Use Bank/Office:

L	4,500 s.f.
P	28,000 s.f.
total:	32,500 s.f.

7 Mixed Use Retail:

A	5,500 s.f.
C	6,000 s.f.
E	5,000 s.f.
F	47,500 s.f.
G	5,000 s.f.
J	5,300 s.f.
M	3,000 s.f.
total:	77,300 s.f.

1 Elderly Day Care:

Q	7,290 s.f.
---	------------

1 Storage

P	1,200 s.f.
---	------------

1 Club House:

club house	3,500 s.f.
------------	------------

18 Residential integral TH:  
(4-story max.)

lots 3-20

2 Cottage Unit (SF):  
(4-story max.)

lots 1-2

3 Multi Family Bldgs:

A	110 D.U.
C	130 D.U.
R	185 D.U.

Phase 2:

2 Mixed Use Bank/Office:

K	47,600 s.f.
O	4,100 s.f.
total:	51,700 s.f.

1 Hotel:

K	205 Guest Rooms
---	-----------------

1 Service Station/Retail:

N	4,800 s.f.
---	------------





PENGAD-Bayonne, N. J.

**JOINT  
EXHIBIT  
#61**

SDP-05-00



**From:** "Crispell, Bruce" <Bruce\_Crispell@mcpsmd.org>  
**To:** "Fred Felton" <FFelton@gaithersburgmd.gov>  
**Date:** 01/03/2006 2:34:30 PM  
**Subject:** RE: Student generation for Casey East

Fred,  
Yes, the Watkins Mill cluster schools pass the county AGP schools test (just as all clusters in the county pass the test.) So by that standard there is adequate capacity.

Bruce Crispell

Director, Division of Long-range Planning  
Montgomery County Public Schools  
(301) 279-3334 (office)  
(301) 279-0623 (fax)

7361 Calhoun Place - Suite 400  
Rockville, Maryland 20855-2765  
bruce\_crispell@mcpsmd.org

-----Original Message-----

From: Fred Felton [mailto:FFelton@gaithersburgmd.gov]  
Sent: Tuesday, January 03, 2006 2:06 PM  
To: Crispell, Bruce  
Cc: Caroline Seiden  
Subject: RE: Student generation for Casey East

Bruce,

Thanks for the prompt response. Just to clarify, are each of the schools going to have actual classroom capacity or AGP capacity?

Thanks,  
Fred

>>> "Crispell, Bruce" <Bruce\_Crispell@mcpsmd.org> 01/03/06 11:08 AM  
>>>  
Fred,

The Casey East project (at Route 355 and Watkins Mill Road extended) is located in the service areas for Watkins Mill Elementary School, Montgomery Village Middle School, and Watkins Mill High School. Following is the estimated student generation using TND sampled rates multi-family structured parking and townhouse communities.

Yield for 220 condos and 19 townhouses (TND style):

Grades K - 5 = 12  
Grades 6 - 8 = 6  
Grades 9-12 = 7

Watkins Mill ES has a 16 room addition and gymnasium opening next year.





# WATKINS MILL CLUSTER

## Projected Enrollment and Space Availability Effects of Recommended FY 2007–2012 CIP and Non-CIP Actions on Space Available

Schools			Actual	Projections							
			06-06	06-07	07-08	08-09	09-10	10-11	11-12	2015	2020
Watkins Mill HS	X	Program Capacity	1863	1876	1876	1876	1876	1876	1876	1876	1876
		Enrollment	2055	1805	1715	1666	1593	1609	1631	1650	1700
		Available Space	(192)	71	161	210	283	267	245	226	176
		Comments	Boundary Recommend.	+2 SLC							
Clarksburg Area HS		Program Capacity	0	1600	1600	1600	1600	1600	1600	1600	1600
		Enrollment	0	954	1274	1294	1314	1334	1354	1600	1800
		Available Space	0	646	326	306	286	266	246	0	(200)
		Comments	Boundary Recommend.	Opens*	+2 ED						
Montgomery Village MS	X	Program Capacity	803	803	803	803	803	803	803	803	803
		Enrollment	741	751	717	718	725	696	692	700	750
		Available Space	62	52	86	85	78	107	111	103	53
		Comments									
Neelsville MS		Program Capacity	918	918	918	918	918	918	918	918	918
		Enrollment	727	814	883	928	913	910	907	900	950
		Available Space	191	104	35	(10)	5	8	11	18	(32)
		Comments	Boundary Recommend.								
Captain James Daly ES	CSR	Program Capacity	496	496	496	496	496	496	496		
		Enrollment	523	541	542	548	561	561	575		
		Available Space	(27)	(45)	(46)	(52)	(65)	(65)	(79)		
		Comments									
South Lake ES	CSR	Program Capacity	737	737	737	737	737	737	737		
		Enrollment	562	566	581	603	605	613	625		
		Available Space	175	171	156	134	132	124	112		
		Comments	+12 Rooms +Gym								
Stedwick ES	CSR	Program Capacity	423	423	423	694	694	694	694		
		Enrollment	592	582	569	565	581	596	604		
		Available Space	(169)	(159)	(146)	129	113	98	90		
		Comments		Planning For Add.	+12 Rooms						
Watkins Mill ES	CSR	Program Capacity	291	629	629	629	629	629	629		
		Enrollment	593	592	597	598	596	608	604		
		Available Space	(302)	37	32	31	33	21	25		
		Comments		+18 Rooms +Gym							
Whetstone ES	CSR	Program Capacity	449	449	449	449	449	449	449		
		Enrollment	577	620	619	627	633	639	655		
		Available Space	(128)	(171)	(170)	(178)	(184)	(190)	(206)		
		Comments	+1 PEP	Facility Planning For Add.							
Cluster Information		HS Utilization	110%	59%	59%	58%	56%	56%	57%	93%	101%
		HS Enrollment	2055	2060	2065	2016	1943	1959	1981	3250	3500
		MS Utilization	85%	84%	82%	85%	84%	82%	82%	93%	99%
		MS Enrollment	1468	1440	1410	1456	1448	1416	1409	1600	1700
		ES Utilization	119%	106%	107%	98%	99%	101%	102%	103%	103%
		ES Enrollment	2847	2901	2908	2941	2976	3017	3063	3100	3100